

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	92.98 %	96.62 %	67	97.21 %	21	21	
% of Funds Disbursed	89.94 %	89.62 %	42	90.53 %	39	39	
Leveraging Ratio for Rental Activities	12.45	5.82	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	52.47 %	81.70 %	78	85.01 %	6	4	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.10 %	73.78 %	74	73.71 %	11	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	24.53 %	82.03 %	91	81.48 %	2	1	
% of 0-30% AMI Renters to All Renters***	10.06 %	41.00 %	83	45.54 %	5	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	30.82 %	96.50 %	91	96.14 %	1	1	
Overall Ranking:			In State:	91 / 93	Nationally:	6	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,308	\$37,964		\$28,248	159 Units	66.50 %	
Homebuyer Unit	\$30,252	\$21,889		\$15,487	71 Units	29.70 %	
Homeowner-Rehab Unit	\$41,204	\$27,610		\$0	9 Units	3.80 %	
TBRA Unit	\$0	\$2,651		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$140,732	\$318,986	\$37,563
State:*	\$143,646	\$117,519	\$29,047
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	79.6	52.1	44.4	0.0	Single/Non-Elderly:	57.1	21.1	0.0	0.0
Black/African American:	0.0	4.2	0.0	0.0	Elderly:	28.6	4.2	77.8	0.0
Asian:	0.0	7.0	0.0	0.0	Related/Single Parent:	10.2	26.8	22.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.0	42.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	4.2	0.0	0.0	Other:	0.0	5.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	7.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	2.8	0.0	0.0					
Asian/Pacific Islander:	8.2	1.4	0.0	0.0					
ETHNICITY:									
Hispanic	12.2	21.1	55.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	81.6	21.1	44.4	0.0	Section 8:	0.0	4.2 [#]		
2 Persons:	14.3	23.9	44.4	0.0	HOME TBRA:	0.0			
3 Persons:	4.1	14.1	0.0	0.0	Other:	8.2			
4 Persons:	0.0	31.0	0.0	0.0	No Assistance:	91.8			
5 Persons:	0.0	5.6	11.1	0.0					
6 Persons:	0.0	1.4	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	2.8	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			39	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara County

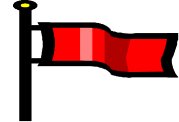
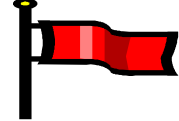
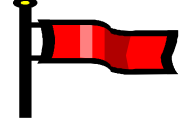
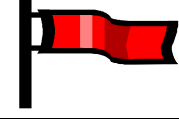
State: CA

Group Rank: 6
 (Percentile)

State Rank: 91 / 93 PJs

Overall Rank: 0
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	52.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	45.1	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	24.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	30.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	1.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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